

PLANNING BOARD

April 6, 2005

Members Present: Martha Morrison, Stephen Whelan, Jim Decoulos, Jan Ablon
Gregor Smith

Visitors: John Morin, Neve, Morin Inc.

Community Preservation Act - At 7:00PM prior to the Planning Board meeting a 30-minute debate was televised by Bill Whiting, Cable Advisory Committee relative to the issues of the Community Preservation Act. Moderator Steve Clark introduced the topics and regulated a debate between proponents and opponents. Members of the Planning Board initiated the meeting so that residents would be more informed when voting at the annual election. Participants of the debate included James Rogal, Board of Selectmen; Eldon Goodhue, Board of Assessors; Jim Decoulos, Planning Board; Dick Gandt, Finance Committee; and Steve Whelan, Affordable Housing Chairman and Planning Board member. Participation from the audience was welcomed.

I. ANR – 76 Campmeeting Rd. – The Board reviewed an ANR plan as presented by John Morin, Neve, Morin Inc. for 76 Campmeeting Rd. A drafting error was detected. The lot calculation read 2.6 acres. It should be 6.6ac. Discussions ensued relative to the irregular shaped lot. Jim read the checklist for compliance. The Board made a determination that this plan was not subject to the Subdivision Control Act. And Voted: To endorse as “Approval Not Required” a Plan entitled “ Plan of Land in Topsfield, MA” Dated: March 16, 2005; Prepared by The Neve – Morin Group, Inc. Owned by Jonathan C. & Norma L. Peabody showing the division of land on 76 Campmeeting Rd. in the Topsfield, Essex County, Massachusetts into two (2) lots shown on said plan as Lots 39A & 39B, with the following conditions: that the building shall be located so as to comply with Article 4.07H and the Building Line Rear as defined in Article 1. Jim moved to endorse the ANR plan for 76 Campmeeting Rd.; Steve seconded; Vote 5-0.

Annual Town Meeting Zoning Article Report: Board members discussed the proposed warrant articles to be presented by the Planning Board at Town Meeting and assigned the best prepared members to speak on each zoning article. When presenting the Elderly Housing District, it was suggested to keep it brief and curtail any questions. Steve asked if the members were proponents of the district. Jim stated if asked about the district, we think it’s a better use of the land. Jan commented not comfortable, as we don’t have any definites. Gregor stated in principle yes, but it’s what’s not presented,

that may not be feasible. Jim asked what harm is there in giving the applicant the opportunity? He can always go back. Jan stated that Elderly Housing has the least impact but she had concerns with the requested waivers. Steve stated we need to delineate the elderly housing district, whether he is going to do it has yet to be determined. He asked how the members felt about presenting the metes and bounds. Jan commented not comfortable, as we don't have any definites. The Board agreed not to disagree on Town Meeting floor.

Assigned articles:

Article 36 - Agricultural Commission – Jan Ablon

Article 37 – Right to Farm Bylaw - Jan Ablon

Article 38 - Article III, Section 3.15 Accessory Uses – Jan Ablon

Article 39 – Article IV, Section 4.08 Minimum Buildable Area – Martha Morrison

Article 40 – Article IV, Section 4.02 Table of Dimensional and Density Regulations – Martha Morrison

Article 41 – Article III, Section 3.02 Table of Use Regulations – Martha Morrison

Article 42 – Article I Definitions – Gregor Smith

Article 43 – Article II, Section 2.04 Business Village – James Decoulos

Article 44 – Storm Water and Erosion Control General Bylaw – Martha Morrison/David Bond

Article 45 – Scenic Overlay Zone – Gregor Smith

Article 46 – Article X, Phased Growth – James Decoulos

Article 47 – Article III, Section 3.16 Elderly Housing District – Steve Whelan

Article 48 – Affordable Housing Trust Fund – Steve Whelan

Article 49 – Article II, Section 2.10 Elderly Housing District – James Decoulos

The Board agreed not to disagree on Town Meeting floor.

The meeting adjourned at 10:0 PM

Respectfully submitted

Kathleen E. Smith
Secretary